

033.A

0001

0032.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

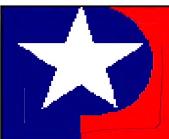
561,900 / 561,900

USE VALUE:

561,900 / 561,900

ASSESSED:

561,900 / 561,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WHITE VERONICA L / TRUSTEE

Owner 2: VERONICA L WHITE REVOCABLE TR

Owner 3:

Street 1: 32 SILK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SAHAGIAN PETER TRUSTEE & -

Owner 2: WHITE VERONICA TRUSTEE -

Street 1: 32 SILK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 2130 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7442																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	559,100	2,800		561,900		240192
							GIS Ref
							GIS Ref
							Insp Date
							05/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	559,100	2800	.		561,900		Year end	12/23/2021
2021	102	FV	542,600	2800	.		545,400		Year End Roll	12/10/2020
2020	102	FV	534,300	2800	.		537,100	537,100	Year End Roll	12/18/2019
2019	102	FV	490,900	2800	.		493,700	493,700	Year End Roll	1/3/2019
2018	102	FV	433,700	2800	.		436,500	436,500	Year End Roll	12/20/2017
2017	102	FV	394,900	2800	.		397,700	397,700	Year End Roll	1/3/2017
2016	102	FV	394,900	2800	.		397,700	397,700	Year End	1/4/2016
2015	102	FV	364,600	2800	.		367,400	367,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHAGIAN PETER	156-155	2	1/2/2020	Convenience		10	No	No	
SAHAGIAN PETER,	127-33		8/9/2013	Convenience		10	No	No	
MC GAFFIGAN PAU	110-67		11/24/2009		373,750	No	No	No	
MC GAFFIGAN PAU	U74-178		4/2/2002	Family					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
									5/24/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 11	BRs: 5	Baths: 2 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	10 - None
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION